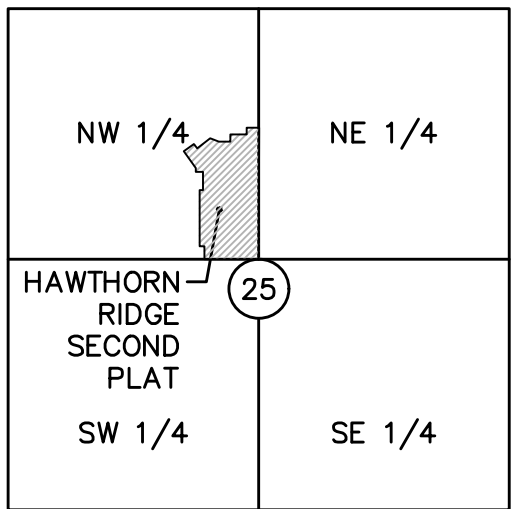


HAWTHORN RIDGE
SECOND PLAT
WATER MAIN EXTENSION PLANS

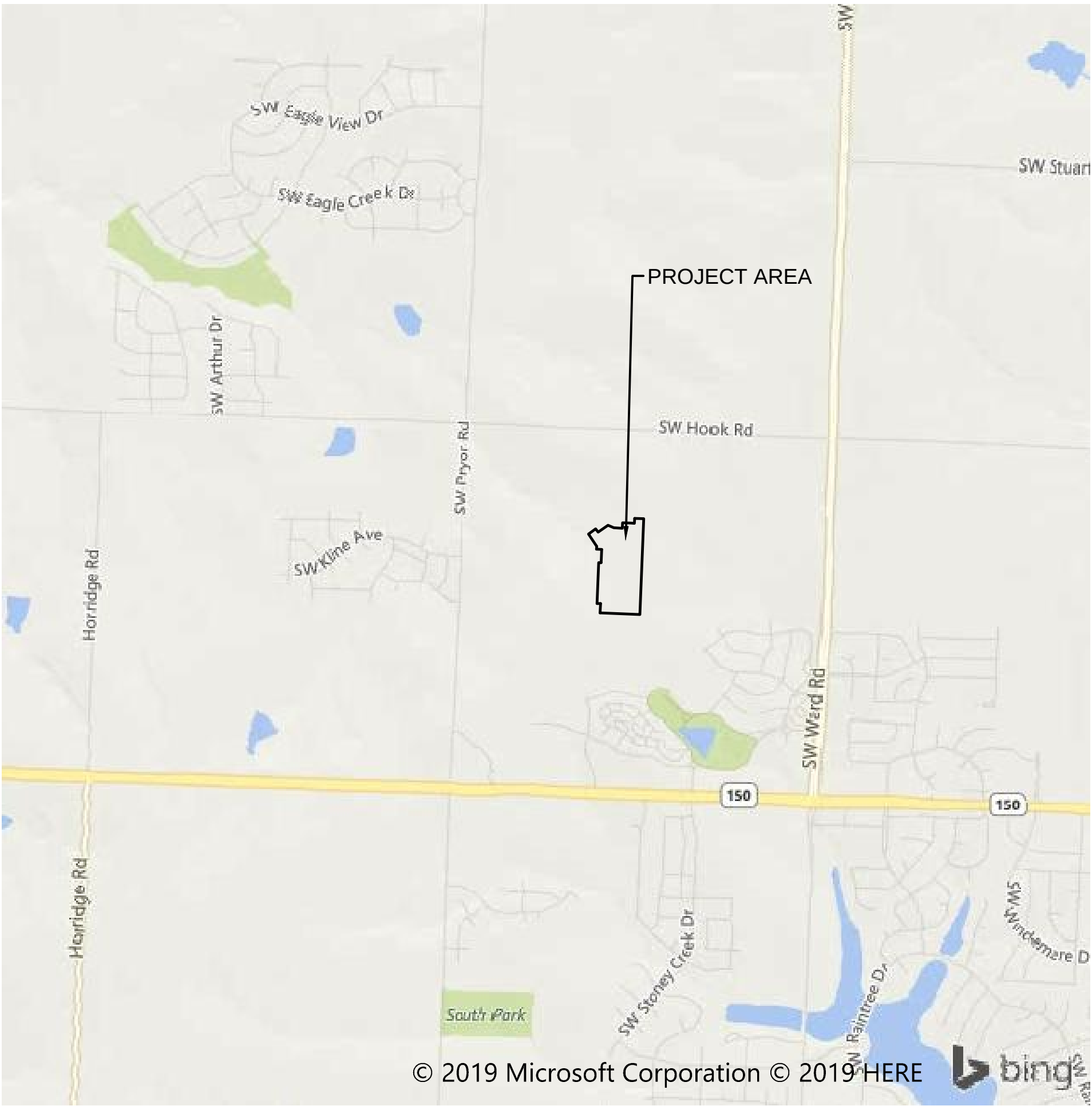
N/W 1/4 SECTION 25, TOWNSHIP 47 N, RANGE 32 W.
IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



LOCATION MAP
Sec. 25, Twp. 47 N., Rge. 32 W.
(N.T.S.)

PROJECT TEAM & UTILITY CONTACT LIST	
OWNER / DEVELOPER CLAYTON PROPERTIES GROUP, INC. A TENNESSEE CORPORATION D.B.A. SUMMIT HOMES 120 SE 30TH STREET LEE'S SUMMIT, MO 64082 PHONE: 816.246.6700	UTILITY SERVICE NUMBERS NAME: LEE'S SUMMIT PUBLIC WORKS PHONE: 816-969-1800 NAME: LEE'S SUMMIT WATER & SERVICES DEPARTMENT PHONE: 816-969-1940
ENGINEER OLSSON 1301 BURLINGTON ST. NORTH KANSAS CITY, MO 64116 CONTACT: MELISSA DEGONIA PHONE: 816.361.1177	NAME: SPIRE (MGE) PHONE: 314-342-0500 NAME: AT&T PHONE: 800-286-8313 NAME: KOP&L PHONE: 816-471-5275
SURVEYOR OLSSON 1301 BURLINGTON ST. NORTH KANSAS CITY, MO 64116 CONTACT: JASON ROUDEBUSH PHONE: 816.361.1177	NAME: SPECTRUM (TWC) PHONE: 877-772-2253 NAME: GOOGLE FIBER PHONE: 877-454-6959

- ☐ NOT FOR CONSTRUCTION
- ☒ REVIEWED FOR CONSTRUCTION



PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, AND A PORTION OF TRACT E, OF HAWTHORN RIDGE 1ST PLAT, A SUBDIVISION OF LAND RECORDED AS DOCUMENT 2019E0020897 IN BOOK 182 AT PAGE 83, IN THE OFFICE OF RECORDER OF DEEDS FOR JACKSON COUNTY, MISSOURI ALL BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 25; THENCE SOUTH 87°46'49" EAST ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, 2,653.29 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER, (CENTER OF SECTION) AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE ON SAID SOUTH LINE OF SAID NORTHWEST QUARTER, NORTH 87°46'49" WEST, 577.00 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 02°13'11" EAST, 135.00 FEET; THENCE NORTH 87°46'49" WEST, 50.79 FEET; THENCE NORTH 02°18'36" EAST, 596.57 FEET; THENCE SOUTH 87°41'24" EAST, 37.00 FEET; THENCE NORTH 02°18'36" EAST, 192.00 FEET; THENCE NORTH 87°41'24" WEST, 75.58 FEET; THENCE NORTH 02°18'36" EAST, 39.05 FEET; THENCE NORTH 33°13'50" WEST, 218.11 FEET TO THE SOUTHWESTERLY CORNER OF LOT 21 OF SAID HAWTHORN RIDGE 1ST PLAT; THENCE ON THE SOUTHERLY LINE OF SAID HAWTHORN RIDGE 1ST PLAT THE FOLLOWING 9 CALLS, NORTH 54°57'38" EAST, 130.00 FEET; THENCE SOUTH 35°02'22" EAST, 58.00 FEET; THENCE NORTH 54°57'38" EAST, 175.90 FEET; THENCE SOUTH 65°30'07" EAST, 95.33 FEET; THENCE SOUTH 87°41'24" EAST, 121.73 FEET; THENCE NORTH 02°18'36" EAST, 78.00 FEET; THENCE SOUTH 87°41'24" EAST, 175.00 FEET; THENCE NORTH 02°18'36" EAST, 72.00 FEET; THENCE SOUTH 87°41'24" EAST, 130.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 28 OF SAID HAWTHORN RIDGE 1ST PLAT AND A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE ON SAID EAST LINE, SOUTH 02°18'36" WEST, 1,392.58 FEET TO THE POINT OF BEGINNING. CONTAINING 827,409 SQUARE FEET OR 19.00 ACRES, MORE OR LESS.

SHEET INDEX	
Sheet Number	Sheet Title
01	TITLE SHEET
02	GENERAL NOTES
03	GENERAL LAYOUT
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07	WATER LINE 2 PLAN & PROFILE
08	WATER LINE 2 PLAN & PROFILE
09	WATER LINE 3 PLAN & PROFILE
10	WATER LINE 3 PLAN & PROFILE
11	WATER LINE 4 PLAN & PROFILE
12	WATER MAIN DETAILS
13	WATER MAIN DETAILS

REVIEWED BY:

CITY OF LEE'S SUMMIT

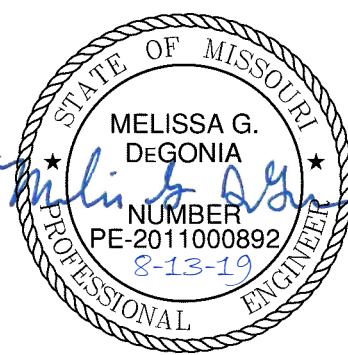
DATE

OLSSON HAS BEEN RETAINED TO PROVIDE AS-BUILT DRAWINGS FOR THIS PROJECT.

Melissa G. Degonia
MELISSA G. DEGONIA
CIVIL ENGINEER
MO#2011000892

8-13-19
DATE

olsson



MELISSA G. DEGONIA
PE# 2011000892

BY		REVISIONS DESCRIPTION	
NO.	DATE	REVISED PER CITY COMMENTS	REVISED
1	08-12-2019		

TITLE SHEET
WATER MAIN EXTENSION PLANS
HAWTHORN RIDGE
SECOND PLAT
LEE'S SUMMIT, MISSOURI

drawn by: D.A.H.O.
checked by: M.G.D.
designed by: B.M.W.
QA/QC by: N.D.H.
project no.: 019-1605
date: 07-12-2018

SHEET
01

ESTIMATE OF QUANTITIES				
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	AS-BUILT
1	8" C900 PLASTIC PIPE	L.F.	3578.51	⚠
2	8"x 8" CROSS	EA.	2	
3	8"x 8" TEE	EA.	2	⚠
4	STRAIGHT SET HYDRANT ASSEMBLY	EA.	4	
5	FIRE HYDRANT ASSEMBLY (INCLUDING TEE)	EA.	5	
6	GATE VALVES	EA.	10	⚠
7	8" SOLID SLEEVE	EA.	2	
8	BENDS	EA.	12	
9	TRACER WIRE	L.F.	3578.51	
10	TRACER WIRE BOX	EA.	1	⚠

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE PLANS IN THEIR POSSESSION ARE THE MOST CURRENT VERSION ISSUED, ARE FULLY COORDINATED WITH ALL SUBCONTRACTORS, AND PRESENT ON SITE AT ALL TIMES. CURRENT PLANS PREPARED BY OLSSON MAY BE OBTAINED AT THE DIRECTION OF OLSSON'S CLIENT. DIRECT REQUESTS TO OLSSON MAY REQUIRE ADDITIONAL AUTHORIZATIONS, AGREEMENTS, AND/OR FEES. PLEASE CONTACT THE ENGINEER FOR INFORMATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEVIATIONS FROM THESE PLANS UNLESS WRITTEN APPROVAL FROM ENGINEER, OWNER, AND DEVELOPER.
3. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
4. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING QUANTITIES AND ITEMS OF WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE THE WORK SHOWN IN THE PLANS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES, AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK.
7. THE CONTRACTOR SHALL NOT ENGAGE IN ACTIVITIES THAT MAY ENCROACH ON WATERS OF THE U.S., INCLUDING WETLANDS, UNTIL ANY NECESSARY PERMITS MAY BE OBTAINED. THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL CONDITIONS DESCRIBED IN THE PERMIT.
8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, THE SAFETY OF ALL PERSONS INCLUDING VISITORS AND THE GENERAL PUBLIC, AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY THROUGHOUT THE PROJECT AND NOT BE LIMITED BY WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
9. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL UTILITY COMPANIES AND OBTAIN ANY RELEVANT INFORMATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL BOUNDARY CORNERS AND SECTION CORNERS. ANY BOUNDARY CORNER AND/OR SECTION CORNER DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ADJACENT PROPERTIES AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE DURING CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITIES.
12. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER TO PERFORM A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
13. ALL FITTINGS SHALL BE DUCTILE IRON, WITH FUSION BONDED EPOXY COATING COMPLYING WITH ANSI/AWWA C116/A21.16 ON THE INTERIOR AND EXTERIOR.
14. TRACER WIRE SHALL BE INSTALLED WITH THE WATER MAIN.

REFERENCES

1. UNLESS EXPLICITLY DESCRIBED OTHERWISE WITHIN THESE PLANS THE FOLLOWING SHALL APPLY:

A. ALL CONSTRUCTION, INCLUDING THOSE LISTED BELOW, SHALL CONFORM TO THE LATEST CODES AND ORDINANCES OF LEE'S SUMMIT, MISSOURI.

B. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST SPECIFICATIONS ADOPTED BY U.S. DEPARTMENT OF TRANSPORTATION AND STATE HIGHWAY DEPARTMENT.

C. ALL TRAFFIC CONTROL SIGNAGE SHALL CONFORM WITH THE CURRENT EDITION OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

D. ALL UTILITY EXTENSIONS AND CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE UTILITY COMPANIES..

E. ALL EXTERIOR PAVEMENT (PCC, ASPHALT, ETC.) SHALL BE IN CONFORMANCE WITH THE SPECIFICATIONS OF LEE'S SUMMIT, MISSOURI AND THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE DELIVERY MANAGER AND COORDINATING ANY MAILBOXES THAT MAY BE DISTURBED. FAILURE TO DO SO MAY SUBJECT THE CONTRACTOR TO PROSECUTION BY THE FEDERAL GOVERNMENT.

EXISTING CONDITIONS

1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE PROJECT AREA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING THEIR OWN INVESTIGATIONS AND MAKING THEIR OWN ASSUMPTIONS REGARDING SITE SURFACE AND SUBSURFACE CONDITIONS. THIS INCLUDES THE LOCATION AND CONSISTENCY OF ANY EXISTING ROCK LAYERS UNDERLYING THE PROJECT SITE. CONTACT THE ENGINEER REGARDING ANY DISCREPANCIES THAT MAY AFFECT THE ABILITY TO CONSTRUCT FROM THESE PLANS AS DESIGNED.
3. EXISTING CONDITIONS WERE DETERMINED THROUGH A VARIETY OF METHODS THAT MAY INCLUDE SURVEY, AERIAL IMAGERY, AVAILABLE RECORDS, GIS DATA, ETC. SUBSURFACE CONDITIONS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES AND OTHER SITE IMPROVEMENTS PRESENT ON SITE. THE CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS WHEN CONFLICTS AND DISCREPANCIES ARE FOUND.

CONSTRUCTION

1. THE CONTRACTOR SHALL INSTALL TRAFFIC CONTROL WHILE WORKING IN THE PUBLIC RIGHT-OF-WAY AS SHOWN IN THESE PLANS. IF PLANS ARE NOT PROVIDED, CONTRACTOR SHALL COORDINATE AND PROVIDE CONTROLS TO THE SATISFACTION OF THE RIGHT-OF-WAY OWNER.
2. THE CONTRACTOR SHALL PROTECT ALL TREES OVER 3" CALIPER FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE ON THESE PLANS.
3. THE CONTRACTOR SHALL DISPOSE ALL WASTE MATERIAL RESULTING FROM THE PROJECT OFF-SITE AND IN STRICT CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES.
4. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS ARE TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED. NOT ALL ADJUSTMENTS ARE INDICATED IN THE PLANS.
5. THE CONTRACTOR SHALL STREET SWEEP OR OTHERWISE CLEAN ALL ACCESS ROUTES TO THE SITE AT CONCLUSION OF THE PROJECT.

SHOP DRAWINGS

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWING A MINIMUM OF 7 DAYS PRIOR TO THE REQUESTED DATE OF APPROVAL. ENGINEER SHALL REVIEW SHOP DRAWINGS OR SAMPLES CONFORMANCE WITH THE DESIGN FOR THIS PROJECT AS DESCRIBED IN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS. THE ENGINEER'S REVIEW SHALL NOT EXTEND TO MEANS OR METHODS OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VARIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS UNLESS CONTRACTOR HAS NOTIFIED ENGINEER OF EACH SUCH VARIATION AT THE TIME OF SUBMISSION, AND OBTAINED ENGINEER'S WRITTEN APPROVAL OF EACH SUCH VARIATION. PRIOR TO SUBMITTING EACH SHOP DRAWING OR SAMPLE, CONTRACTOR SHALL HAVE REVIEWED AND VERIFIED:

A. ALL FIELD MEASUREMENTS, QUANTITIES, DIMENSIONS, SPECIFIED PERFORMANCE CRITERIA, INSTALLATION REQUIREMENTS, MATERIALS, CATALOG NUMBERS AND SIMILAR INFORMATION WITH RESPECT THERETO;

B. ALL MATERIALS WITH RESPECT TO INTENDED USE, FABRICATION, SHIPPING, HANDLING, STORAGE, ASSEMBLY AND INSTALLATION PERTAINING TO THE PERFORMANCE OF THE WORK;

C. ALL INFORMATION RELATIVE TO MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENT THERETO;

D. CONTRACTOR SHALL ALSO HAVE REVIEWED AND COORDINATED EACH SHOP DRAWING OR SAMPLE WITH OTHER SHOP DRAWINGS AND SAMPLES, AND WITH THE REQUIREMENTS OF THE WORK AND THE CONTRACT DOCUMENTS.

E. ALL SUBMITTED SHOP DRAWINGS SHALL BEAR A STAMP OR SPECIFIC WRITTEN INDICATION AND SIGNATURE THAT CONTRACTOR HAS FULLY COMPLETED THE ABOVE TASKS.
2. SHOP DRAWINGS AS DESCRIBED ABOVE ARE REQUIRED FOR, BUT NOT LIMITED TO, THE FOLLOWING:

A. ALL WATER STRUCTURES TO BE INSTALLED WITH THIS PROJECT.

B. ANY ITEMS IN THESE PLANS THAT ALLOW FOR AN "APPROVED EQUAL" ALTERNATIVE.

olsson

OLSSON - CIVIL ENGINEERING
NO. CERTIFICATE OF AUTHORITY #001592
NORTH KANSAS CITY, MO 64116
TEL. 816.861.1177
www.olsson.com

STATE OF MISSOURI
MELISSA G. DEGONIA
PE-2011000892
2-13-16
PROFESSIONAL ENGINEER

MELISSA G. DEGONIA
PE# 2011000892

NO. REV.	DATE	REVISIONS DESCRIPTION				
		BY	QUANTITIES UPDATED, FITTINGS AND TRACER WIRE NOTE ADDED			
1	08-12-2019					

GENERAL NOTES
WATER MAIN EXTENSION PLANS

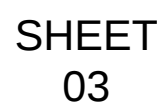
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SECOND PLAT

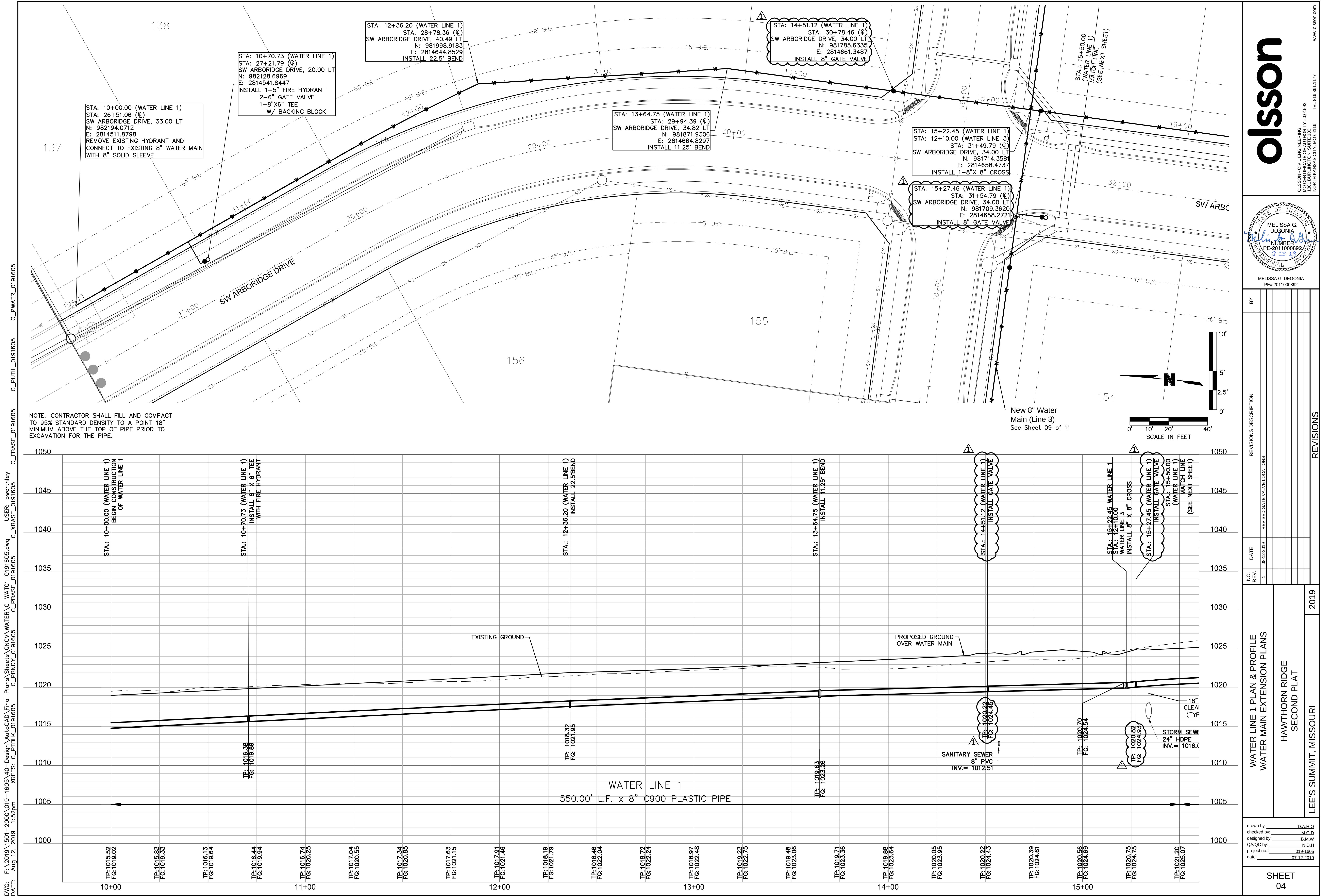
LEE'S SUMMIT, MISSOURI

2019

drawn by: D.A.H.Q
checked by: M.G.D
designed by: B.M.W
QA/QC by: N.D.H
project no.: 019-1605
date: 07-12-2019

SHEET
02





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2-13-16
PROFESSIONAL ENGINEER

MELISSA G. DEGONIA
PE# 2011000892

BY

NO. REV.

DATE

REVISIONS DESCRIPTION

1

08-12-2019

WATER LINE 1 PLAN & PROFILE
WATER MAIN EXTENSION PLANS

HAWTHORN RIDGE
SECOND PLAT

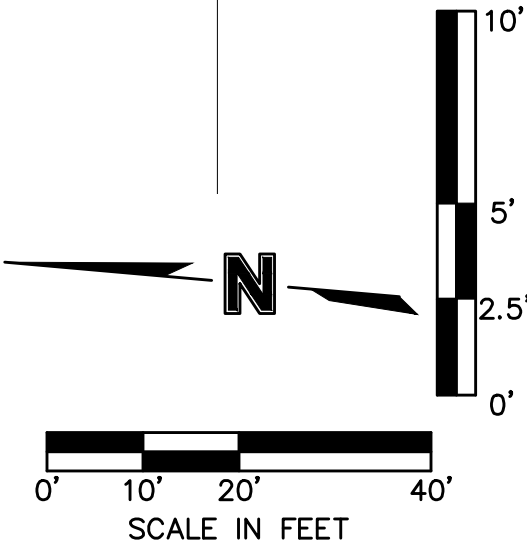
LEE'S SUMMIT, MISSOURI

2019

REVISIONS

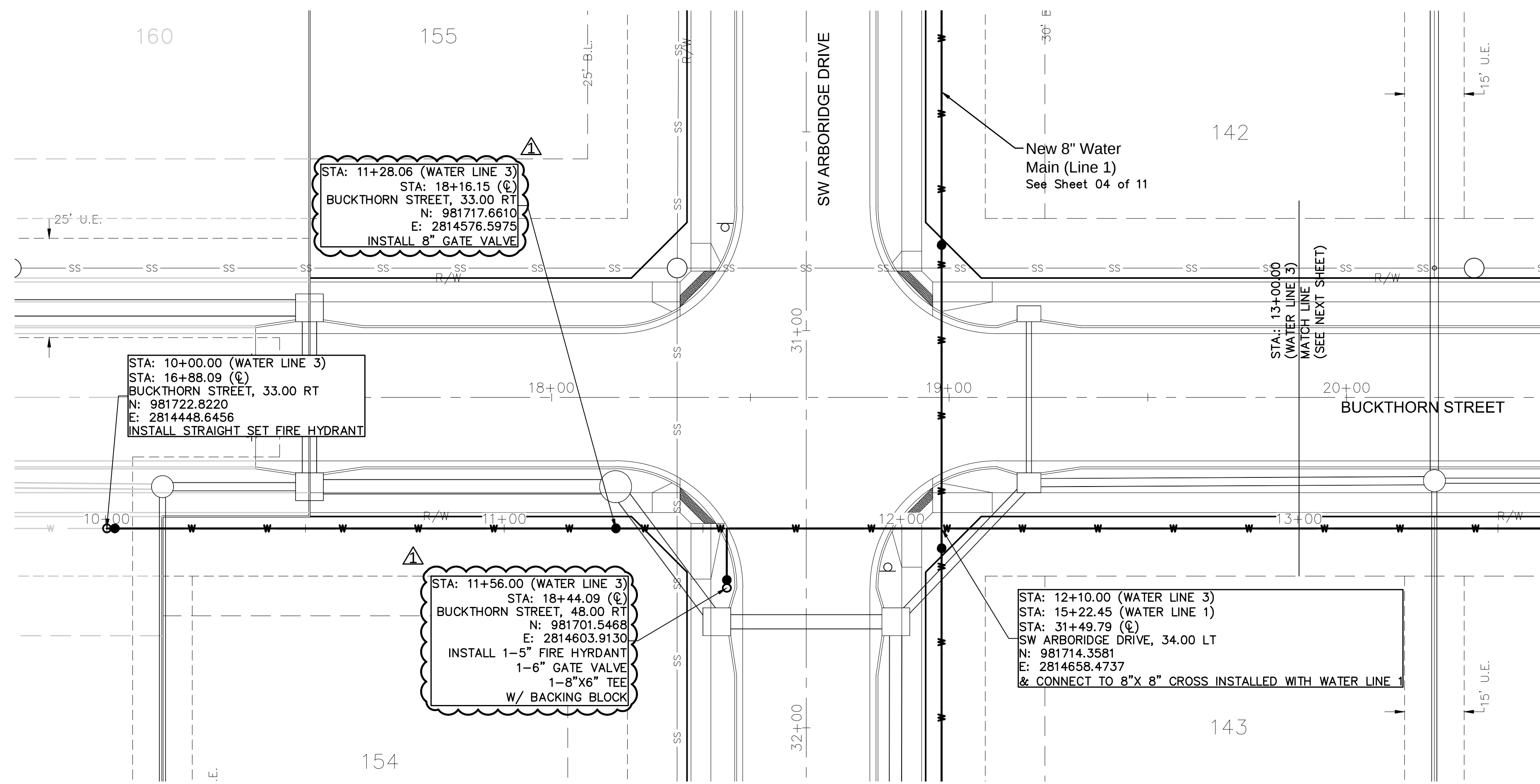
drawn by: D.A.H.Q.
checked by: M.G.D.
designed by: B.M.W.
QA/QC by: N.D.H.
project no.: 019-1605
date: 07-12-2018

SHEET
04

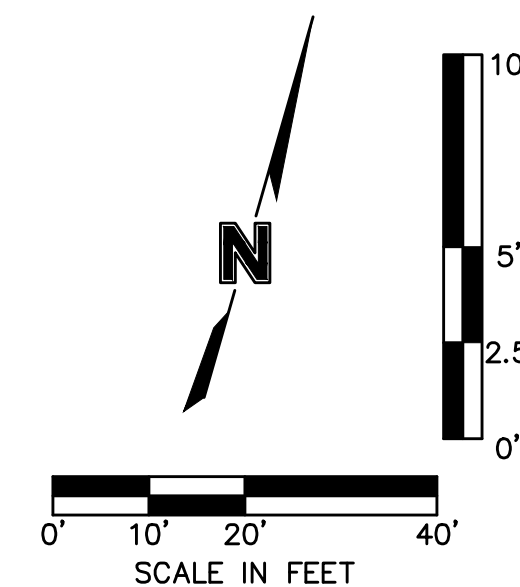
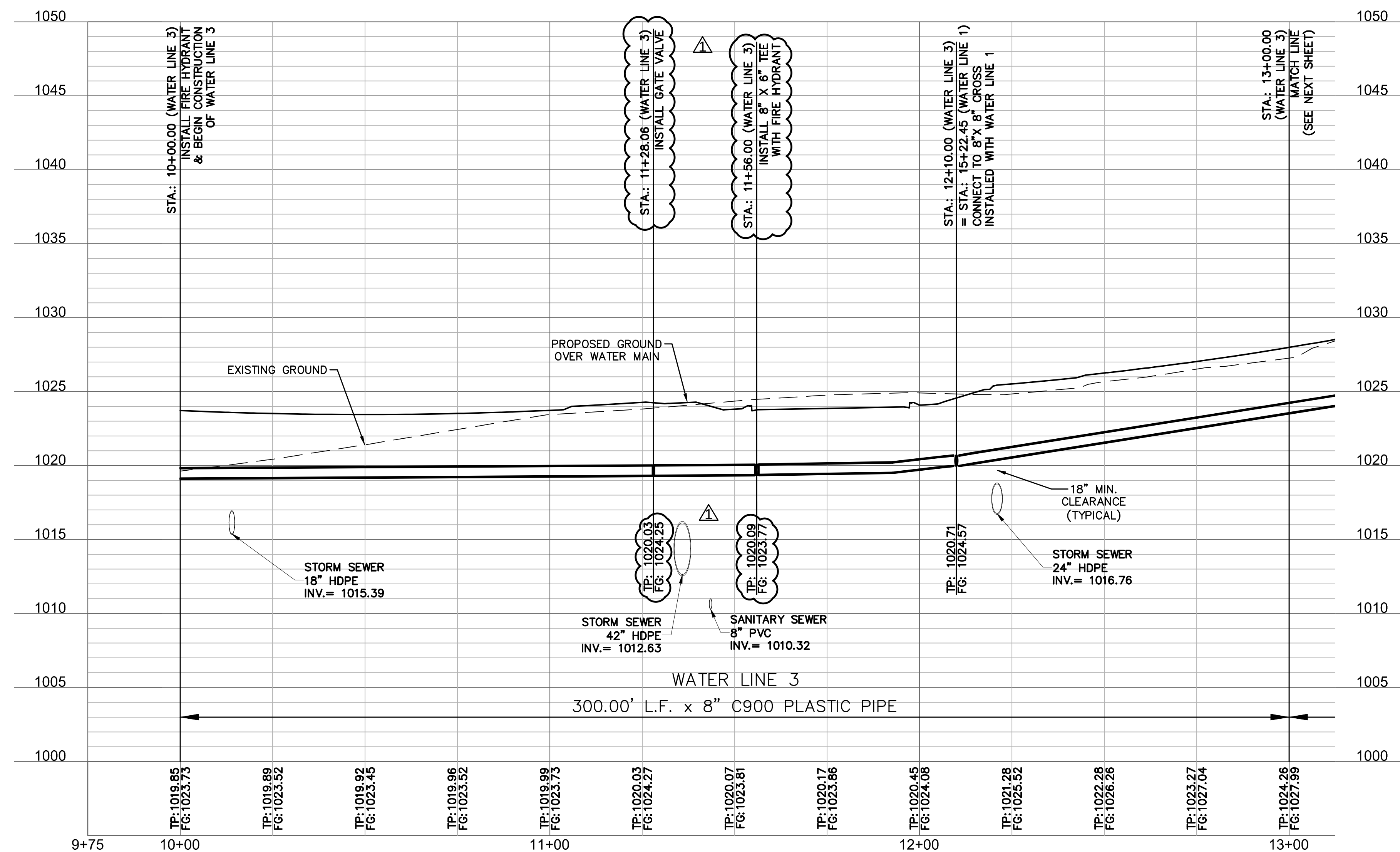


NOTE: CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 18" MINIMUM ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION FOR THE PIPE.

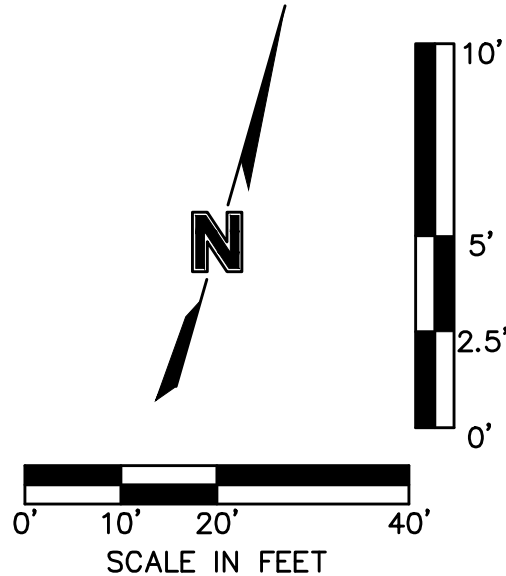
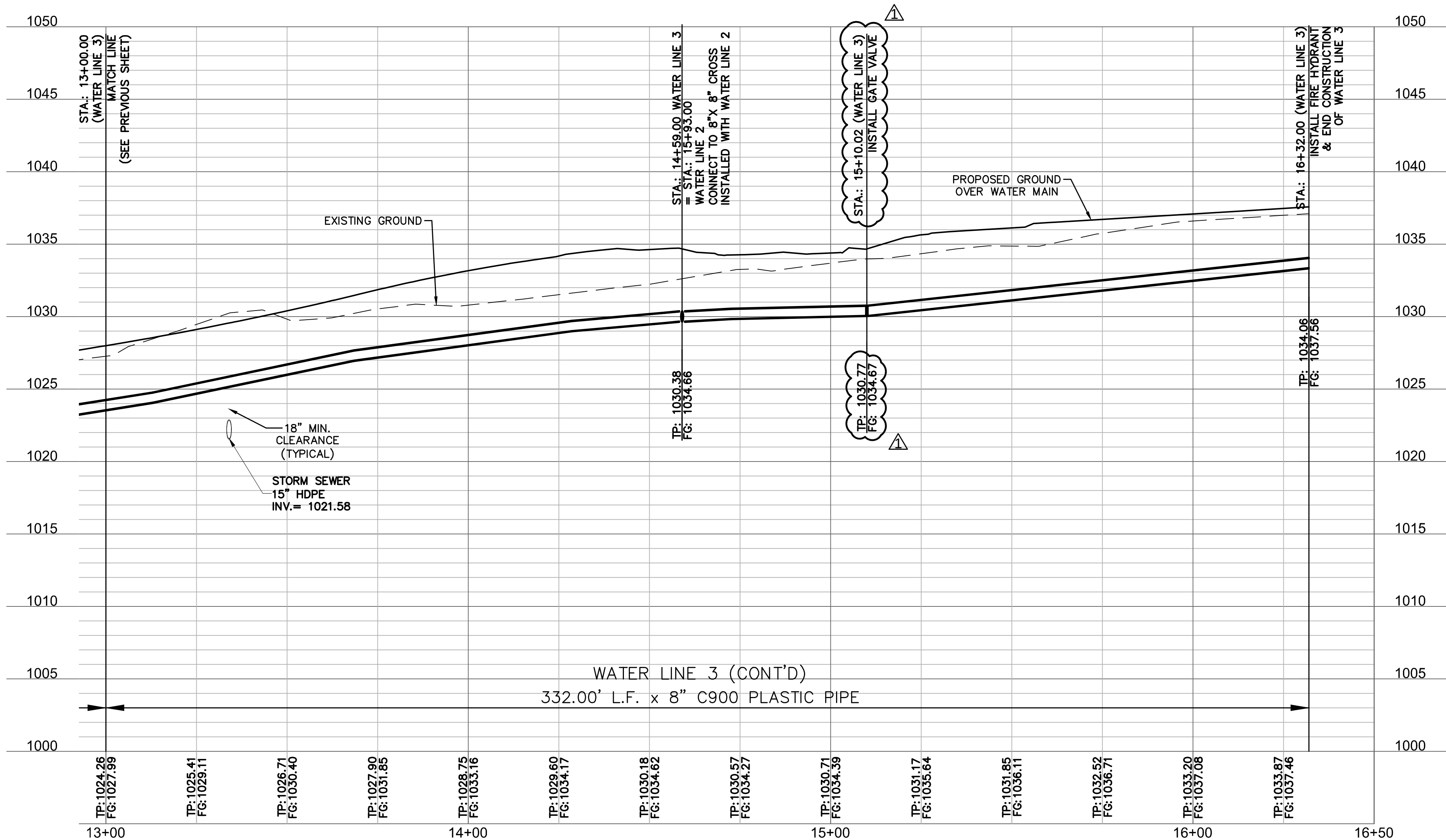
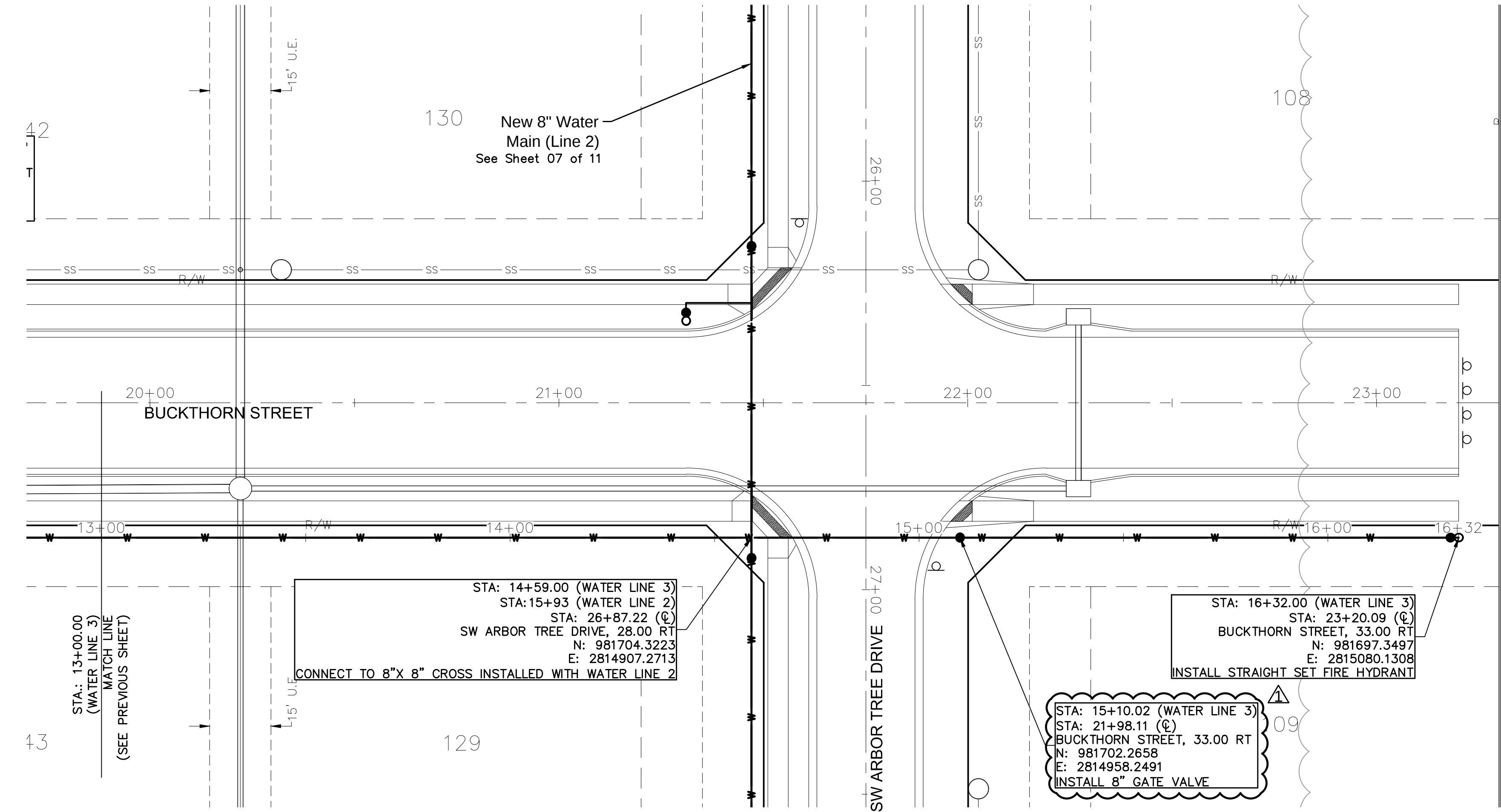
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NOTE: CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 18" MINIMUM ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION FOR THE PIPE.



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drawn by: D.A.H.Q.
checked by: M.G.D.
designed by: B.M.W.
QA/QC by: N.D.H.
project no.: 019-1605
date: 07-12-2018

SHEET
10

WATER LINE 3 PLAN & PROFILE
WATER MAIN EXTENSION PLANS

HAWTHORN RIDGE
SECOND PLAT

LEE'S SUMMIT, MISSOURI

2019

NO. REV. 1
DATE 08-12-2019
REVISIONS DESCRIPTION
REVISED GATE VALVE LOCATION

BY

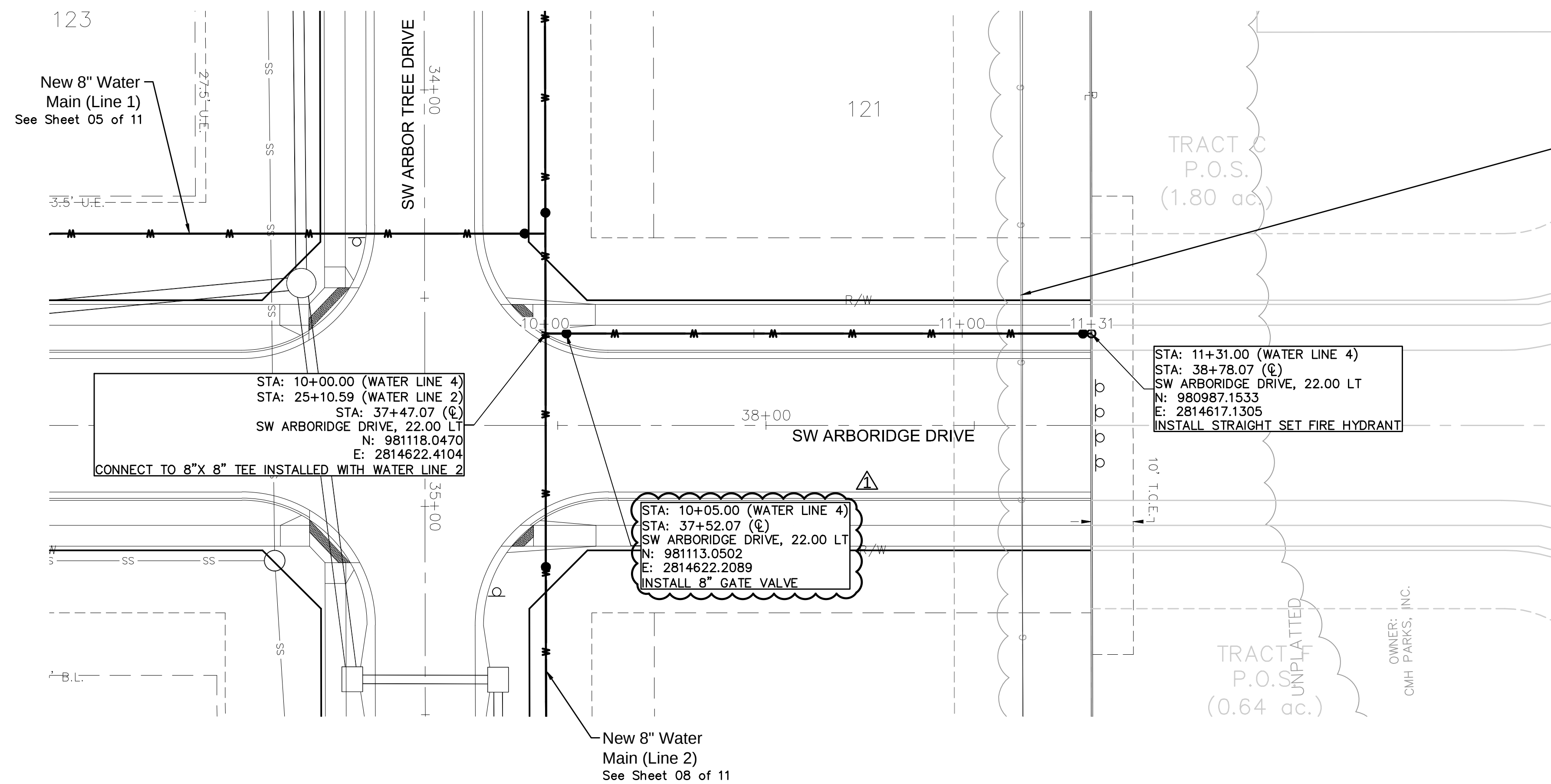
REVISIONS

olsson

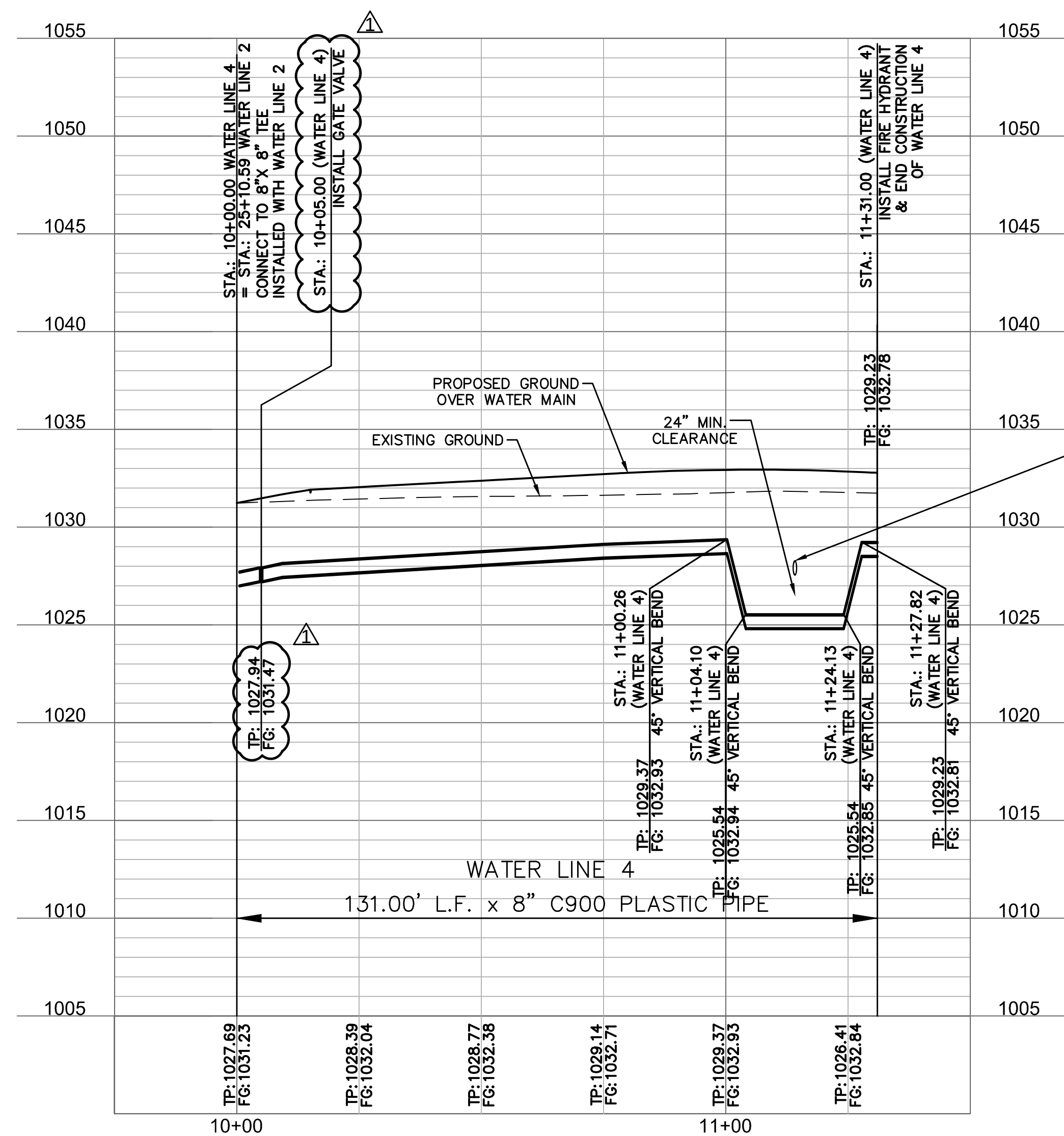
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MELISSA G. DEGONIA
PE# 2011000892
2-13-16
PROFESSIONAL ENGINEER

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PE# 2011000892



NOTE: CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 18" MINIMUM ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION FOR THE PIPE.



WARNING
HIGH-PRESSURE PIPELINE
EXCAVATION AND/OR CONSTRUCTION PROHIBITED
WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND
WITHOUT WRITTEN PERMISSION FROM
MAGELLAN PIPELINE COMPANY, L.P.

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